



SECONDARY RESIDENTIAL UNIT REGULATIONS

DEVELOPMENT STANDARDS FOR SECONDARY RESIDENTIAL UNITS

Secondary residential units are permitted subject to the following standards:

1. The lot or parcel is located in the R1 district and is developed with only a one-family dwelling as the primary use of the property.
2. The minimum lot or parcel size shall be seven thousand square feet.
3. A maximum of one secondary residential unit shall be allowed per lot and shall be attached to or located within the one-family dwelling. All units shall comply with the Uniform Building Code.
4. The secondary residential unit shall comply with all the development standards listed in Section 17.08.020 of the Westminster Municipal Code for the R-1 zoning district.
5. The floor area of the secondary residential unit shall not exceed six hundred and forty square feet; however, in no case shall the primary one-family dwelling be reduced below the minimum floor area specified in this title.
6. The secondary residential unit shall be compatible in exterior appearance with existing dwellings in the vicinity of the lot or parcel on which it is proposed to be constructed.
7. The primary residential use shall maintain the required off-street parking as specified in Section 17.08.020(H)(13) and Section 17.08.020(H)(5) of this title. In cases where the primary residence does not meet the minimum number of garage parking spaces, compliance with the minimum number of garage spaces as provided in Sections 17.08.020(H)(13) and 17.08.020(H)(5) of this title shall be required. For the secondary unit, one additional garage space shall be added to the garage of the primary residential unit.
8. The property owner of record shall reside in the primary residence and restricted covenants shall be recorded by the property owner containing the specifications and restrictions of said section.